



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:29:42
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016113 Parcel ID 000000-00-0-10225-004-0004 Cadastral ID 17-21-16-01660 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 265196 MCCLUNG, KELL CARR & TERESA DIANNE 1307 GRAHAM ST CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 01307 GRAHAM Subdivision LEEWOOD ESTATES Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29531061 -95.62560922 LOT 4 BLOCK 4 LEEWOOD ESTATES					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1058/464</td> <td>CONKINS, ROBERT L</td> <td>03/19/1997</td> <td>65,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1058/464	CONKINS, ROBERT L	03/19/1997	65,000	No																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1058/464	CONKINS, ROBERT L	03/19/1997	65,000	No																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 68,988</td> <td>23,083</td> <td>11%</td> <td>2,539</td> <td>Assessed</td> <td>18,453</td> <td>1,705.61</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 145,235</td> <td>144,676</td> <td></td> <td>15,914</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 214,223</td> <td>167,759</td> <td></td> <td>18,453</td> <td>Total Taxable</td> <td>17,453</td> <td>1,613.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 68,988	23,083	11%	2,539	Assessed	18,453	1,705.61	Year Frozen	0	Improvements 145,235	144,676		15,914	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 214,223	167,759		18,453	Total Taxable	17,453	1,613.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																																	
Remove Cap	0	Land Value 68,988	23,083	11%	2,539	Assessed	18,453	1,705.61																																																																																																																	
Year Frozen	0	Improvements 145,235	144,676		15,914	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00																																																																																																																	
TIF Project ID	0	Total Value 214,223	167,759		18,453	Total Taxable	17,453	1,613.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>209,450</td><td>1000</td><td>16,916</td><td>1,564.00</td></tr> <tr><td>2024</td><td>2024-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>215,921</td><td>1000</td><td>16,394</td><td>1,515.00</td></tr> <tr><td>2023</td><td>2023-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>174,708</td><td>1000</td><td>15,888</td><td>1,455.00</td></tr> <tr><td>2022</td><td>2022-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>151,453</td><td>1000</td><td>15,396</td><td>1,425.00</td></tr> <tr><td>2021</td><td>2021-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>157,378</td><td>1000</td><td>14,918</td><td>1,317.00</td></tr> <tr><td>2020</td><td>2020-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>156,509</td><td>1000</td><td>14,455</td><td>1,324.00</td></tr> <tr><td>2019</td><td>2019-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>148,092</td><td>1000</td><td>14,005</td><td>1,297.00</td></tr> <tr><td>2018</td><td>2018-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>152,806</td><td>1000</td><td>13,567</td><td>1,254.00</td></tr> <tr><td>2017</td><td>2017-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>151,403</td><td>1000</td><td>13,143</td><td>1,207.00</td></tr> <tr><td>2016</td><td>2016-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>147,161</td><td>1000</td><td>12,732</td><td>1,195.00</td></tr> <tr><td>2015</td><td>2015-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>143,137</td><td>1000</td><td>12,331</td><td>1,112.00</td></tr> <tr><td>2014</td><td>2014-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>147,693</td><td>1000</td><td>11,943</td><td>1,107.00</td></tr> <tr><td>2013</td><td>2013-660016113</td><td>MCCLUNG, KELL CARR &</td><td>17</td><td>138,772</td><td>1000</td><td>11,567</td><td>1,058.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660016113	MCCLUNG, KELL CARR &	17	209,450	1000	16,916	1,564.00	2024	2024-660016113	MCCLUNG, KELL CARR &	17	215,921	1000	16,394	1,515.00	2023	2023-660016113	MCCLUNG, KELL CARR &	17	174,708	1000	15,888	1,455.00	2022	2022-660016113	MCCLUNG, KELL CARR &	17	151,453	1000	15,396	1,425.00	2021	2021-660016113	MCCLUNG, KELL CARR &	17	157,378	1000	14,918	1,317.00	2020	2020-660016113	MCCLUNG, KELL CARR &	17	156,509	1000	14,455	1,324.00	2019	2019-660016113	MCCLUNG, KELL CARR &	17	148,092	1000	14,005	1,297.00	2018	2018-660016113	MCCLUNG, KELL CARR &	17	152,806	1000	13,567	1,254.00	2017	2017-660016113	MCCLUNG, KELL CARR &	17	151,403	1000	13,143	1,207.00	2016	2016-660016113	MCCLUNG, KELL CARR &	17	147,161	1000	12,732	1,195.00	2015	2015-660016113	MCCLUNG, KELL CARR &	17	143,137	1000	12,331	1,112.00	2014	2014-660016113	MCCLUNG, KELL CARR &	17	147,693	1000	11,943	1,107.00	2013	2013-660016113	MCCLUNG, KELL CARR &	17	138,772	1000	11,567	1,058.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660016113	MCCLUNG, KELL CARR &	17	209,450	1000	16,916	1,564.00																																																																																																																		
2024	2024-660016113	MCCLUNG, KELL CARR &	17	215,921	1000	16,394	1,515.00																																																																																																																		
2023	2023-660016113	MCCLUNG, KELL CARR &	17	174,708	1000	15,888	1,455.00																																																																																																																		
2022	2022-660016113	MCCLUNG, KELL CARR &	17	151,453	1000	15,396	1,425.00																																																																																																																		
2021	2021-660016113	MCCLUNG, KELL CARR &	17	157,378	1000	14,918	1,317.00																																																																																																																		
2020	2020-660016113	MCCLUNG, KELL CARR &	17	156,509	1000	14,455	1,324.00																																																																																																																		
2019	2019-660016113	MCCLUNG, KELL CARR &	17	148,092	1000	14,005	1,297.00																																																																																																																		
2018	2018-660016113	MCCLUNG, KELL CARR &	17	152,806	1000	13,567	1,254.00																																																																																																																		
2017	2017-660016113	MCCLUNG, KELL CARR &	17	151,403	1000	13,143	1,207.00																																																																																																																		
2016	2016-660016113	MCCLUNG, KELL CARR &	17	147,161	1000	12,732	1,195.00																																																																																																																		
2015	2015-660016113	MCCLUNG, KELL CARR &	17	143,137	1000	12,331	1,112.00																																																																																																																		
2014	2014-660016113	MCCLUNG, KELL CARR &	17	147,693	1000	11,943	1,107.00																																																																																																																		
2013	2013-660016113	MCCLUNG, KELL CARR &	17	138,772	1000	11,567	1,058.00																																																																																																																		




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:29:43
 Page 2

Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 8500 Non-Ag Acres 0.3029 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,195.00 x 5.23 = 68,988 Factor Value Adjustments 1.0000 Lot Value 68,988		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (252)\IMG_0001.JPG 8/24/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,974 / 1,974
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,974
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	187,150 94.81 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	203,680 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	145,235
Lot Value	68,988
Indicated Value	214,223 108.52 Per SqFt
Agland Value	
Site Improvements	
Total Value	214,223 108.52 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	96.21	Total Misc Impr	+	10,317
Roofing Adj	+ 4.27	Garage Cost	+	12,487
Subfloor Adj	+ -1.10	Total RCN	=	259,348
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	114,113
Plumbing Adj	+ 8.98	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	145,235
Adj Base Cost	= 119.83	Lot Value	+	68,988
Total Area	x 1,974	Indicated Value	=	214,223
Adjusted Cost	= 236,544	Value Per SqFt		108.52

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	38751	10x4		40	24.14		966
PRCH	SLAB PORCH - COVERED	38752	18x10		180	23.64		4,255

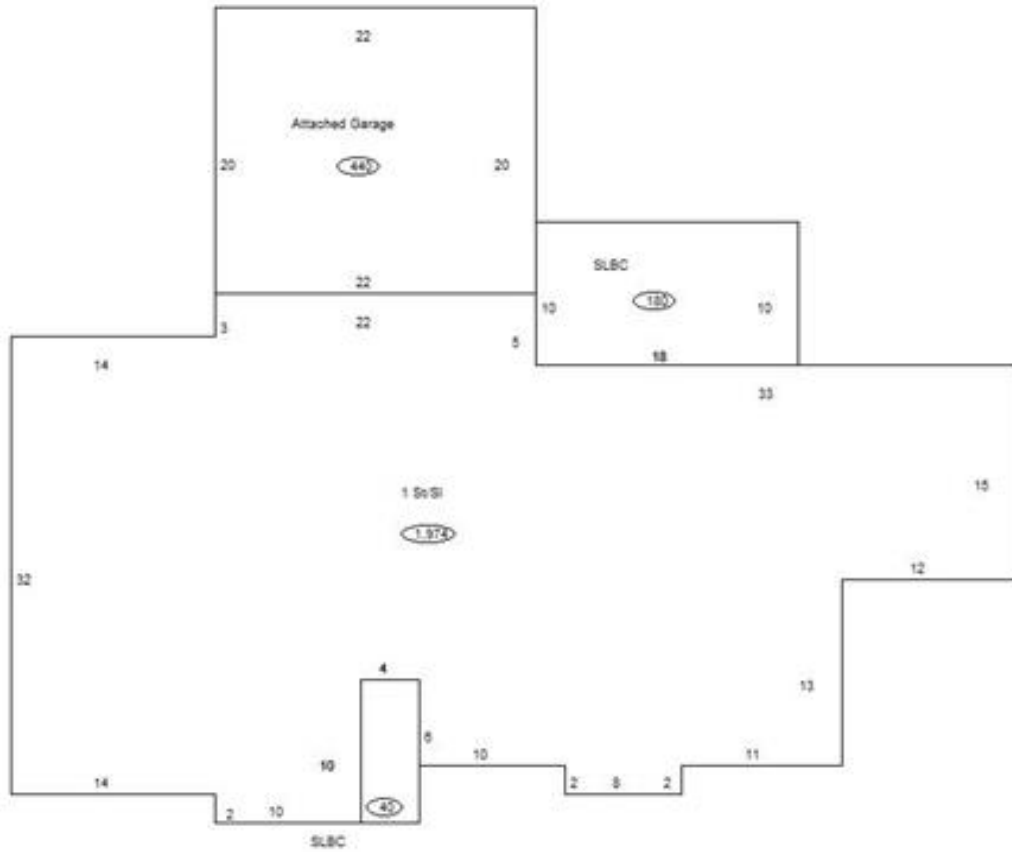


Rogers
Assessment Property Record Card for Tax Year 2026
 Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:29:43
 Page 3

Sketch Image

660016113



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	440	1.000	440
2	M	PRCH		10	SLBC	40	1.000	40
3	M	PRCH		10	SLBC	180	1.000	180
4	R	1	Slab	10	1 St/SI	1,974	1.000	1,974
Total Building Area						1,974		1,974



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:29:43
Page 4

660016113

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						